



Professor Mary O'Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000



Dear Professor O'Kane

Request for Gateway determination review – PP_2018_NORTH_001_00

I am writing to advise that the Department of Planning and Environment has received a Gateway determination review request for the above planning proposal. Details of the planning proposal are summarised below:

Dept. Ref. No	GR_2018_NORTH_001_00
LGA	North Sydney
LEP to be amended	North Sydney Local Environmental Plan 2013
Address/ location	41 McLaren Street, North Sydney (Lot 1 DP 557103)
Proposal	<p>The planning proposal seeks to amend the North Sydney Local Environmental Plan (LEP) 2013 in relation land at 41 McLaren Street, North Sydney to:</p> <ul style="list-style-type: none">• increase the maximum building height control from RL 100m AHD to RL 226m AHD; and• increase the minimum non-residential floor space ratio (FSR) from 0.5:1 to 3:1. <p>The planning proposal seeks to enable a 45 storey mixed-use building that will include:</p> <ul style="list-style-type: none">• the refurbishment of a heritage-listed 8 storey commercial building;• the addition of a residential tower comprising 37 storeys over the existing building, which has the capacity to accommodate approximately 224 units; and• the construction of additional basement parking to accommodate a further 128 parking spaces to a total 219 spaces.

North Sydney Council has requested a review of the Gateway determination to challenge the basis of the Gateway determination. The Minister for Planning's delegate determined on 23 August 2018 that the proposal proceed subject to conditions.

The commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the planning proposal should proceed past Gateway.

The advice and recommendation should be provided within 28 days of receipt this letter and sent to the Department of Planning and Environment at GPO Box 39, Sydney NSW 2001.

The Department's justification assessment and recommendation report are enclosed and include the following:

- planning proposal;
- Gateway determination;
- Gateway determination report;
- Gateway review notification letter;
- Council report 29 October 2018;
- Ward Street Precinct Masterplan;
- Sydney North Planning Panel Decision;
- Proponent comments; and
- Council report 19 February 2018.

The Department's *A guide to preparing local environmental plans* provides advice on procedures for the various stages in the independent review process. The guide is available on the Department's website at planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources.

Should you have any enquiries about this matter, I have arranged for Ms Amanda Harvey, Director, Sydney Region East, at the Department to assist you. Ms Harvey can be contacted on 8275 1128.

Yours sincerely


Marcus Ray
Deputy Secretary
Planning Services

Encl: Department's justification assessment and recommendation report